

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON,
OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR A)	
LAND DIVISION - REPLAT APPROVAL TO)	ORDER NO. 2295
CONSOLIDATE TWO PARCELS INTO ONE)	LD2012-0004 ORDER APPROVING
PARCEL (VILLASPORT AT 45 CENTRAL).)	VILLASPORT AT 45 CENTRAL
VILLASPORT, APPLICANT)	
)	

This matter came before the Planning Commission on August 1, 2012, on a request for a Land Division - Replat approval to consolidate two parcels into one parcel. The subject site is bound by SW Murray Boulevard, SW Jenkins Road and SW Meridian Street and can be specifically described as Tax Lot's 24700 and 24600 on Washington County Tax Assessor's Map 1S1-09BB.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the findings of the Staff Report dated July 25, 2012, and Staff's Memorandum dated August 1, 2012, and based on the additional findings made by the Planning Commission through the course of

the hearing as to applicable approval criteria contained in Sections 40.03 and 40.45.15.2.C of the Development Code.

Therefore, IT IS HEREBY ORDERED that LD2012-0004 is APPROVED, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated July 25, 2012, and Staff's Memorandum dated August 1, 2012, and based on the additional findings made by the Planning Commission made through the course of the hearing subject to the conditions of approval as follows:

A. Prior to approval of the final plat consolidating the lots, the applicant shall:

1. Show granting of any required on-site easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing and completed site improvements. (Site Development Div./JJD)
2. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of the lot. (Planning Div./JF)
3. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Div./JF)
4. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning Div./JF)

A. Once the Land Division-Replat decision becomes final, the applicant shall:

1. File a record of survey with the County as required by Oregon Revised Statutes Chapter 92. The record of survey shall be subject to review by the

City as part of the Land Division application, and shall not be subject to further review under Section 40.45.15.7, Final Land Division. (Planning Div./JF)

Motion CARRIED, by the following vote:

AYES: Doukas, Maks, Fagin, Nye, Winter, and Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: Stephens.

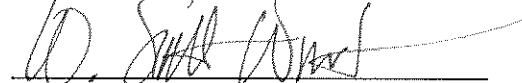
Dated this 16th day of August, 2012.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2295, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, August 27 2012.

PLANNING COMMISSION

FOR BEAVERTON, OREGON

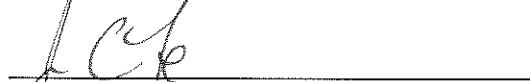
APPROVED:



KIM OVERHAGE

for Vice-Chair

ATTEST:



JANA FOX

Associate Planner



STEVEN A. SPARKS, AICP

for Planning Division Manager